

1 Kristin Zilberstein, Esq. (SBN 200041)
2 Jennifer R. Bergh, Esq. (SBN 305219)
3 LAW OFFICES OF MICHELLE GHIDOTTI
4 1920 Old Tustin Ave.
5 Santa Ana, CA 92705
6 Tel: (949) 427-2010
7 Fax: (949) 427-2732
kzilberstein@ghidottilaw.com

8 Attorney for Movant
9 Aran Investments Inc.,
Its successors and assigns

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UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA- SAN FERNANDO VALLEY DIVISION

In Re:) CASE NO.: 1:18-bk-11359-MB
LARISSA KIRAKOSIAN) CHAPTER 13
Debtor.)
) **DECLARATION OF JENNIFER R.**
) **BERGH IN SUPPORT OF RELIEF**
) **FROM THE AUTOMATIC STAY;**
) **OR FOR ORDER CONFIRMING**
) **THAT THE AUTOMATIC STAY**
) **DOES NOT APPLY**
) DATE: July 18, 2018
) TIME: 10:00 a.m.
) CTRM: 303
) Location: U.S Bankruptcy court
) 21041 Burbank Blvd.
) Woodland Hills, CA 91367
)

Honorable Martin R. Barash

I, Jennifer R. Bergh, hereby declare as follows:

1. I am employed by The Law Offices of Michelle Ghidotti (“**LOMG**”) counsel of record for Aran Investments Inc., (“**Movant**”) as an Attorney in the Bankruptcy Department. I

1 have personal knowledge of the matters set forth in this declaration and, if called upon to testify,
2 I could and would competently testify hereto. I am over 18 years of age.

3 2. On June 25, 2018, I reviewed the Notary completed by Vardan Grigoryan in
4 connection to a Deed of Trust and Assignment of Rents, dated November 1, 2017, and recorded
5 on June 14, 2018 (the “**Deed**”).

6 3. On June 25, 2018, I looked up Vardan Grigoryan on the California Secretary of
7 State website and found that Vardan Grigoryan was not an active Notary.

8 4. I asked Andrea Edmiston, our Accounting Manager and Notary to review the
9 status of Vardan Grigoryan further.

10 5. On June 25, 2018, she called the California Secretary of State, and spoke to a
11 woman named Lisa. Lisa informed her that Vardan Grigoryan’s notary commission was
12 revoked on May 15, 2016.

13 6. Lisa confirmed that Vardan Grigoryan’s notary commission was not active or
14 valid on June 14, 2018.

15 7. On June 25, 2018, I emailed Yvonne Estrada, Title Assistant at Servicelink. I
16 sent her a copy of the Deed with the recording stamp and asked her if the Deed was recorded in
17 the County Records.

18 8. On June 26, 2018 she replied by that the plant date for LA County was June 14,
19 2018 and the Deed was recorded on June 20, 2018. Therefore she explained that the Deed
20 would not be available to her database for a few more days. *See Exhibit “1” attached hereto.*

21 9. Yvonne Estrada and I exchanged emails on June 29, 2018 and July 2, 2018
22 regarding the recording of the Deed. The plant date in LA County did not reach June 20, 2018
23 until July 3, 2018. *See Exhibit “2” attached hereto.*

24

1 10. On July 3, 2018, Yvonne Estrada searched the county records for the Deed and
2 found that the Deed was not recorded. When she pulled the document number a different
3 document came up, a document that was not the Deed. Yvonne Estrada concluded that the
4 Deed was not in fact recorded. *See Exhibit “3” attached hereto.*

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Executed this 5th day of July, at Irving, Texas.

/s/ Jennifer R Bergh

Jennifer R. Bergh, Declarant

EXHIBIT “1”

Jennifer Bergh

From: Estrada, Yvonne <Yvonne.Estrada@svclnk.com>
Sent: Tuesday, June 26, 2018 10:25 AM
To: Jennifer Bergh; Ortega, Vangie
Cc: Kristin Zilberstein
Subject: RE: Banrkuptcy Review of Third Partty Sale -Aran Investments Inc (6564-22010)
Kirakosian, Larisa. LNx9380. CONV. TS 17-0321-11. 17966 Valley Vista

Good morning Jennifer,
The plant date for LA county is 6/14/18 and document was filed 6/20/18.
Because the plant date is at 6/14/18, the document didn't show of record, if it was recorded.

Thank you,

Yvonne Estrada
Title Assistant, TSG Department
O: 714.508.3496 | M: 800.323.0165 | E: Yvonne.estrada@svclnk.com
A: 3220 El Camino Real | Irvine, CA 92602 | Svclnk.com



From: Jennifer Bergh [mailto:jbergh@ghidottilaw.com]
Sent: Monday, June 25, 2018 2:44 PM
To: Ortega, Vangie <Vangie.Ortega@svclnk.com>; Estrada, Yvonne <Yvonne.Estrada@svclnk.com>
Cc: Kristin Zilberstein <kzilberstein@ghidottilaw.com>
Subject: FW: Banrkuptcy Review of Third Partty Sale -Aran Investments Inc (6564-22010) Kirakosian, Larisa. LNx9380. CONV. TS 17-0321-11. 17966 Valley Vista

IMPORTANT NOTICE - This message sourced from an external mail server outside of the Company.
Hi Vangie and Yvonne,

Can you please tell us if this document was actually recorded as it says it was?

Thank you,

Jennifer R. Bergh, Esq.
600 E John Carpenter Fwy., Ste. 200
Irving, TX 75062
Tel: (949) 427-2010
Fax: (949) 427-2732
Email: jbergh@ghidottilaw.com
www.ghidottilaw.com



EXHIBIT “2”

Jennifer Bergh

From: Estrada, Yvonne <Yvonne.Estrada@svclnk.com>
Sent: Friday, June 29, 2018 1:37 PM
To: Jennifer Bergh
Subject: RE: Banrkuptcy Review of Third Party Sale -Aran Investments Inc (6564-22010)
Kirakosian, Larisa. LNx9380. CONV. TS 17-0321-11. 17966 Valley Vista

Hi Jennifer, just wanted to update you. I ran another search and the plant date is at 6/18/18.
I will try again on Monday.

Thank you,

Yvonne Estrada
Title Assistant, TSG Department
O: 714.508.3496 | M: 800.323.0165 | E: Yvonne.estrada@svclnk.com
A: 3220 El Camino Real | Irvine, CA 92602 | Svclnk.com



From: Jennifer Bergh [mailto:jbergh@ghidottilaw.com]
Sent: Tuesday, June 26, 2018 8:31 AM
To: Estrada, Yvonne <Yvonne.Estrada@svclnk.com>; Ortega, Vangie <Vangie.Ortega@svclnk.com>
Cc: Kristin Zilberstein <kzilberstein@ghidottilaw.com>
Subject: RE: Banrkuptcy Review of Third Party Sale -Aran Investments Inc (6564-22010) Kirakosian, Larisa. LNx9380.
CONV. TS 17-0321-11. 17966 Valley Vista

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Ok thank you! please do!

Jennifer R. Bergh, Esq.
600 E John Carpenter Fwy., Ste. 200
Irving, TX 75062
Tel: (949) 427-2010
Fax: (949) 427-2732
Email: jbergh@ghidottilaw.com
www.ghidottilaw.com



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(Member State Bars of CA, NV, and TX)

From: Estrada, Yvonne [<mailto:Yvonne.Estrada@svclnk.com>]
Sent: Tuesday, June 26, 2018 10:29 AM
To: Jennifer Bergh <jbergh@ghidottilaw.com>; Ortega, Vangie <Vangie.Ortega@svclnk.com>
Cc: Kristin Zilberstein <kzilberstein@ghidottilaw.com>
Subject: RE: Banrkuptcy Review of Third Party Sale -Aran Investments Inc (6564-22010) Kirakosian, Larisa. LN9380.
CONV. TS 17-0321-11. 17966 Valley Vista

Hi, I can try again at the end of the week.

Thank you,

Yvonne Estrada
Title Assistant, TSG Department
O: 714.508.3496 | M: 800.323.0165 | E: Yvonne.estrada@svclnk.com
A: 3220 El Camino Real | Irvine, CA 92602 | Svclnk.com



From: Jennifer Bergh [<mailto:jbergh@ghidottilaw.com>]
Sent: Tuesday, June 26, 2018 8:26 AM
To: Estrada, Yvonne <Yvonne.Estrada@svclnk.com>; Ortega, Vangie <Vangie.Ortega@svclnk.com>
Cc: Kristin Zilberstein <kzilberstein@ghidottilaw.com>
Subject: RE: Banrkuptcy Review of Third Party Sale -Aran Investments Inc (6564-22010) Kirakosian, Larisa. LN9380.
CONV. TS 17-0321-11. 17966 Valley Vista

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Thank you,

Jennifer R. Bergh, Esq.
600 E John Carpenter Fwy., Ste. 200
Irving, TX 75062
Tel: (949) 427-2010
Fax: (949) 427-2732
Email: jbergh@ghidottilaw.com
www.ghidottilaw.com



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(Member State Bars of CA, NV, and TX)

From: Estrada, Yvonne [<mailto:Yvonne.Estrada@svclnk.com>]

Sent: Tuesday, June 26, 2018 10:25 AM

To: Jennifer Bergh <jbergh@ghidottilaw.com>; Ortega, Vangie <Vangie.Ortega@svclnk.com>

Cc: Kristin Zilberstein <kzilberstein@ghidottilaw.com>

Subject: RE: Banrkuptcy Review of Third Party Sale -Aran Investments Inc (6564-22010) Kirakosian, Larisa. LN9380.

CONV. TS 17-0321-11. 17966 Valley Vista

Good morning Jennifer,

The plant date for LA county is 6/14/18 and document was filed 6/20/18.

Because the plant date is at 6/14/18, the document didn't show of record, if it was recorded.

Thank you,

Yvonne Estrada

Title Assistant, TSG Department

O: 714.508.3496 | M: 800.323.0165 | E: Yvonne.estrada@svclnk.com

A: 3220 El Camino Real | Irvine, CA 92602 | Svclnk.com



From: Jennifer Bergh [<mailto:jbergh@ghidottilaw.com>]

Sent: Monday, June 25, 2018 2:44 PM

To: Ortega, Vangie <Vangie.Ortega@svclnk.com>; Estrada, Yvonne <Yvonne.Estrada@svclnk.com>

Cc: Kristin Zilberstein <kzilberstein@ghidottilaw.com>

Subject: FW: Banrkuptcy Review of Third Party Sale -Aran Investments Inc (6564-22010) Kirakosian, Larisa. LN9380.

CONV. TS 17-0321-11. 17966 Valley Vista

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Hi Vangie and Yvonne,

Can you please tell us if this document was actually recorded as it says it was?

Thank you,

Jennifer R. Bergh, Esq.

600 E John Carpenter Fwy., Ste. 200

Irving, TX 75062

Tel: (949) 427-2010

Fax: (949) 427-2732

Email: jbergh@ghidottilaw.com

www.ghidottilaw.com

EXHIBIT “3”

Jennifer Bergh

From: Estrada, Yvonne <Yvonne.Estrada@svclnk.com>
Sent: Tuesday, July 03, 2018 3:37 PM
To: Jennifer Bergh
Cc: Kristin Zilberstein
Subject: RE: Banrkuptcy Review of Third Partty Sale -Aran Investments Inc (6564-22010)
Kirakosian, Larisa. LNx9380. CONV. TS 17-0321-11. 17966 Valley Vista
Attachments: FAX_20180622_1529705998_166.pdf

Hi Jennifer, that Deed of Trust and assignment of rents document is not of record and when I pull the instrument number in LA county, that's not the document that comes up.

Thank you,

Yvonne Estrada
Title Assistant, TSG Department
O: 714.508.3496 | M: 800.323.0165 | E: Yvonne.estrada@svclnk.com
A: 3220 El Camino Real | Irvine, CA 92602 | Svclnk.com



From: Jennifer Bergh [mailto:jbergh@ghidottilaw.com]
Sent: Tuesday, July 03, 2018 1:22 PM
To: Estrada, Yvonne <Yvonne.Estrada@svclnk.com>; Ortega, Vangie <Vangie.Ortega@svclnk.com>
Cc: Kristin Zilberstein <kzilberstein@ghidottilaw.com>
Subject: RE: Banrkuptcy Review of Third Partty Sale -Aran Investments Inc (6564-22010) Kirakosian, Larisa. LNx9380. CONV. TS 17-0321-11. 17966 Valley Vista

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Great, is there a different document that is recorded as that number? Or just no document recorded by that number?

Thank you,

Jennifer R. Bergh, Esq.
600 E John Carpenter Fwy., Ste. 200
Irving, TX 75062
Tel: (949) 427-2010
Fax: (949) 427-2732
Email: jbergh@ghidottilaw.com
www.ghidottilaw.com



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(Member State Bars of CA, NV, and TX)

From: Estrada, Yvonne [<mailto:Yvonne.Estrada@svclnk.com>]

Sent: Tuesday, July 03, 2018 3:17 PM

To: Jennifer Bergh <jbergh@ghidottilaw.com>; Ortega, Vangie <Vangie.Ortega@svclnk.com>

Cc: Kristin Zilberstein <kzilberstein@ghidottilaw.com>

Subject: RE: Banrkuptcy Review of Third Party Sale -Aran Investments Inc (6564-22010) Kirakosian, Larisa. LNx9380.
CONV. TS 17-0321-11. 17966 Valley Vista

Hi Jennifer, it's not showing of record as of plant date 6/21/18.

Thank you,

Yvonne Estrada

Title Assistant, TSG Department

O: 714.508.3496 | M: 800.323.0165 | E: Yvonne.estrada@svclnk.com

A: 3220 El Camino Real | Irvine, CA 92602 | Svclnk.com



From: Jennifer Bergh [<mailto:jbergh@ghidottilaw.com>]

Sent: Tuesday, July 03, 2018 11:56 AM

To: Estrada, Yvonne <Yvonne.Estrada@svclnk.com>; Ortega, Vangie <Vangie.Ortega@svclnk.com>

Cc: Kristin Zilberstein <kzilberstein@ghidottilaw.com>

Subject: RE: Banrkuptcy Review of Third Party Sale -Aran Investments Inc (6564-22010) Kirakosian, Larisa. LNx9380.
CONV. TS 17-0321-11. 17966 Valley Vista

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Hi Yvonne,

Do you have an update?

Thank you,

Jennifer R. Bergh, Esq.

600 E John Carpenter Fwy., Ste. 200

Irving, TX 75062

Tel: (949) 427-2010

Fax: (949) 427-2732

Email: jbergh@ghidottilaw.com

www.ghidottilaw.com



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(Member State Bars of CA, NV, and TX)

From: Jennifer Bergh

Sent: Monday, July 02, 2018 1:57 PM

To: 'Estrada, Yvonne' <Yvonne.Estrada@svclnk.com>; 'Ortega, Vangie' <Vangie.Ortega@svclnk.com>

Cc: Kristin Zilberstein <kzilberstein@ghidottilaw.com>

Subject: RE: Banrkuptcy Review of Third Party Sale -Aran Investments Inc (6564-22010) Kirakosian, Larisa. LNx9380.
CONV. TS 17-0321-11. 17966 Valley Vista

Hi Yvonne,

Anything today?

Thank you,

Jennifer R. Bergh, Esq.
600 E John Carpenter Fwy., Ste. 200
Irving, TX 75062
Tel: (949) 427-2010
Fax: (949) 427-2732
Email: jbergh@ghidottilaw.com
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(Member State Bars of CA, NV, and TX)

From: Jennifer Bergh

Sent: Friday, June 29, 2018 9:44 AM

To: 'Estrada, Yvonne' <Yvonne.Estrada@svclnk.com>; 'Ortega, Vangie' <Vangie.Ortega@svclnk.com>

Cc: Kristin Zilberstein <kzilberstein@ghidottilaw.com>

Subject: RE: Banrkuptcy Review of Third Party Sale -Aran Investments Inc (6564-22010) Kirakosian, Larisa. LNx9380.
CONV. TS 17-0321-11. 17966 Valley Vista

Hi Yvonne,

Is this information available in the public records yet?

Thank you,

Jennifer R. Bergh, Esq.
600 E John Carpenter Fwy., Ste. 200
Irving, TX 75062
Tel: (949) 427-2010
Fax: (949) 427-2732
Email: jbergh@ghidottilaw.com
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(Member State Bars of CA, NV, and TX)

From: Jennifer Bergh
Sent: Tuesday, June 26, 2018 10:31 AM
To: 'Estrada, Yvonne' <Yvonne.Estrada@svclnk.com>; Ortega, Vangie <Vangie.Ortega@svclnk.com>
Cc: Kristin Zilberstein <kzilberstein@ghidottilaw.com>
Subject: RE: Banrkuptcy Review of Third Partty Sale -Aran Investments Inc (6564-22010) Kirakosian, Larisa. LNx9380. CONV. TS 17-0321-11. 17966 Valley Vista

Ok thank you! please do!

Jennifer R. Bergh, Esq.
600 E John Carpenter Fwy., Ste. 200
Irving, TX 75062
Tel: (949) 427-2010
Fax: (949) 427-2732
Email: jbergh@ghidottilaw.com
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Cc: Kristin Zilberstein <kzilberstein@ghidottilaw.com>

Subject: RE: Banrkuptcy Review of Third Party Sale -Aran Investments Inc (6564-22010) Kirakosian, Larisa. LN9380. CONV. TS 17-0321-11. 17966 Valley Vista

Hi, I can try again at the end of the week.

Thank you,

Yvonne Estrada

Title Assistant, TSG Department

O: 714.508.3496 | M: 800.323.0165 | E: Yvonne.estrada@svclnk.com

A: 3220 El Camino Real | Irvine, CA 92602 | Svclnk.com



From: Jennifer Bergh [<mailto:jbergh@ghidottilaw.com>]

Sent: Tuesday, June 26, 2018 8:26 AM

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Cc: Kristin Zilberstein <kzilberstein@ghidottilaw.com>

Subject: RE: Banrkuptcy Review of Third Party Sale -Aran Investments Inc (6564-22010) Kirakosian, Larisa. LN9380.

CONV. TS 17-0321-11. 17966 Valley Vista

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Thank you,

Jennifer R. Bergh, Esq.

600 E John Carpenter Fwy., Ste. 200

Irving, TX 75062

Tel: (949) 427-2010

Fax: (949) 427-2732

Email: jbergh@ghidottilaw.com

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Sent: Tuesday, June 26, 2018 10:25 AM

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Cc: Kristin Zilberstein <kzilberstein@ghidottilaw.com>

Subject: RE: Banrkuptcy Review of Third Partty Sale -Aran Investments Inc (6564-22010) Kirakosian, Larisa. LNx9380.

CONV. TS 17-0321-11. 17966 Valley Vista

Good morning Jennifer,

The plant date for LA county is 6/14/18 and document was filed 6/20/18.

Because the plant date is at 6/14/18, the document didn't show of record, if it was recorded.

Thank you,

Yvonne Estrada

Title Assistant, TSG Department

O: 714.508.3496 | **M:** 800.323.0165 | **E:** Yvonne.estrada@svclnk.com

A: 3220 El Camino Real | Irvine, CA 92602 | Svclnk.com



From: Jennifer Bergh [<mailto:jbergh@ghidottilaw.com>]

Sent: Monday, June 25, 2018 2:44 PM

To: Ortega, Vangie <Vangie.Ortega@svclnk.com>; Estrada, Yvonne <Yvonne.Estrada@svclnk.com>

Cc: Kristin Zilberstein <kzilberstein@ghidottilaw.com>

Subject: FW: Banrkuptcy Review of Third Partty Sale -Aran Investments Inc (6564-22010) Kirakosian, Larisa. LNx9380.

CONV. TS 17-0321-11. 17966 Valley Vista

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Hi Vangie and Yvonne,

Can you please tell us if this document was actually recorded as it says it was?

Thank you,

Jennifer R. Bergh, Esq.

600 E John Carpenter Fwy., Ste. 200

Irving, TX 75062

Tel: (949) 427-2010

Fax: (949) 427-2732

Email: jbergh@ghidottilaw.com

www.ghidottilaw.com

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
1920 Old Tustin Ave.
Santa Ana, CA 92705

A true and correct copy of the foregoing document entitled (*specify*): _____

DECLARATION OF JENNIFER R.BERGH IN SUPPORT OF RELIEFFFROM THE AUTOMATIC STAY;OR FOR ORDER CONFIRMING THAT THE AUTOMATIC STAYDOES NOT APPLY

will be served or was served (**a**) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (**b**) in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (*date*) 07/05/2018, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

Debtor Counsel: Pro Se

Trustee: Elizabeth (SV) F Rojas (TR) cacb_ecf_sv@ch13wla.com

US Trustee: United States Trustee (SV) ustpregion16.wh.ecf@usdoj.gov

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (*date*) 07/05/2018, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Debtor: Larissa Kirakosian 17966 Valley Vista Encino, CA 91316 (US Mail)

Judge: Honorable Martin R Barash 21041 Burbank Boulevard, Suite 342 Woodland Hills, CA 91367 (US Mail)

Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (*date*) , I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

07/05/2018
Date

Krystle Miller
Printed Name

/s/ Krystle Miller
Signature